



**Planning Commission
Minutes of the July 19, 2018 Regular Meeting**

The meeting was called to order by Planning Commission Vice-Chairman Brooks at 5:30 p.m.

**ATTENDEES
PLANNING COMMISSION MEMBERS**

Troy Wesson, CAPZO, Planning Commission Chair	Absent
John Seifert, CAPZO, City Council Member	Absent
Cynthia McCollum, CAPZO	Present
Steve Ryder, CAPZO	Present
Cameron Grounds, CAPZO	Absent
Stephen Brooks, CAPZO	Present
Lewie L. Bates, CAPZO	Present
Michael Potter, CAPZO	Present
Tim Cowles, CAPZO	Absent

PLANNING STAFF PRESENT

Kevin Bernard, Associate Planner; Johnny Blizzard, Senior Planner; Mary Beth Broeren, Director of Development Services; Megan Zingarelli, City Attorney.

REGISTERED PUBLIC ATTENDEES

Michael Widman, John Emich, Michael Robinson, Mark Majewski, Luis Ferrel, Jeff North.

ACCEPTANCE OF THE AGENDA

The agenda was accepted as presented with some changes. Staff reported that continuances were requested by two applicants for Zoning Map Amendments (ZMA 2018-010 & ZMA 2018-011) from R1B to B1, until the August 16th, 2018 meeting to allow for proper noticing. Additionally, an affidavit approval for Moore's Creek, Phase 3 (certified plat) was added to the new business section of the agenda.

APPROVAL OF THE MINUTES

Mr. Potter moved to approve the minutes of the June 21, 2018 regular meeting. Mr. Bates seconded the motion.

Final Vote:

Chairman, Troy Wesson	-----
Cynthia McCollum	Aye
Steven Ryder	Aye

Cameron Grounds	-----
Stephen Brooks	Abstain
Lewie Bates	Aye
Mike Potter	Aye
City Council Member Seifert	-----
Tim Cowles	-----

Motion Carried

PUBLIC COMMENTS

Mr. Stephen Brooks, with the agreement of the Planning Commission members present, allowed Mr. Donnie Spencer the opportunity to present comments at the end of the regular agenda because he was not present during the standard Public Comments period on the agenda.

Mr. Donnie Spencer apologized for being late. Mr. Spencer referenced a YouTube video interview from 1987, which featured the then Bob Jones High School Principal (Billy Broadway) and Madison County School Superintendent. Mr. Spencer stated that the growth concerns in the City of Madison today are very similar to those 31 years ago. Mr. Spencer stated he was speaking as a longtime resident of the City who experienced several occurrences when the city faced crises, yet it survived each challenge due to visionaries who persisted. Mr. Spencer stated that this critical period of managing growth in relation to the needs of the school system is another situation where vision is required, and he compared Madison School opportunities to those of Mountain Brook City school system. Mr. Spencer also explained that high cost of land purchase and development will drive the market towards high-value housing as opposed to projected number of low-value housing in the Westside Master Plan and therefore continue to attract high income earning residents.

Mr. Spencer stated that the TischlerBise study is limited to City of Madison, only spans two years and focuses on fiscal impact, whereas the cost to revenue study by National Association of Home Builders considers data collected from 1997, on city and state levels nationwide, and focuses on overall economic impact from the metropolitan areas, comparing cost to revenue from home construction. Mr. Spencer stated that decisions about the City of Madison's future should consider more than the school board needs, and how to maximize the use of the remaining land within the City's limits.

PUBLIC HEARINGS

Zoning Map Amendments

1. **245 Hughes Road (ZMA 2018-010)**
Zoning Map Amendment from R1B (Low Density Residential District) to B1 (Neighborhood Business District)
Location: 245 Hughes Road (South of Old Madison Pike, East of Hughes Road)
Applicant:/Property Owner: Tuan N. Pham

Staff Report

Mr. Johnny Blizzard stated that all the advertising by the property owner was not completed within the time limit, and requested a continuance of the Zoning Map Amendment (ZMA 2018-010) until the August 2018 Planning Commission meeting.

The public hearing was not opened.

Motion:

Mr. Potter motioned to continue the Zoning Map Amendment (ZMA 2018-010) to the August 16th 2018 Planning Commission meeting. Mrs. McCollum seconded the motion.

Final Vote:

Chairman, Troy Wesson	-----
Cynthia McCollum	Aye
Steven Ryder	Aye
Cameron Grounds	-----
Stephen Brooks	Aye
Lewie Bates	Aye
Mike Potter	Aye
City Council Member Seifert	-----
Tim Cowles	-----

Motion Carried**2. Wicker Property (ZMA 2018-011)****Zoning Map Amendment from R1B (Low Density Residential District) to B1 (Neighborhood Business District)**

Location: South of Old Madison Pike, East of Hughes Road

Applicant:/Property Owner: Thomas J. Wicker and Hyung Hi Wicker

Staff Report

Mr. Johnny Blizzard stated that all the advertising by the property owner was not completed within the time limit, and requested a continuance of the Zoning Map Amendment (ZMA 2018-011) until the August 2018 Planning Commission meeting.

The public hearing was not opened.

Motion:

Mr. Potter motioned to continue the Zoning Map Amendment (ZMA 2018-011) to the August 16th 2018 Planning Commission meeting. Mrs. McCollum seconded the motion.

Final Vote:

Chairman, Troy Wesson	-----
Cynthia McCollum	Aye
Steven Ryder	Aye

Cameron Grounds	-----
Stephen Brooks	Aye
Lewie Bates	Aye
Mike Potter	Aye
City Council Member Seifert	-----
Tim Cowles	-----

Motion Carried

Zoning Text Amendments

3. Sign Control Regulations Amendment (ZTA 2018-002)

Zoning Text Amendment for revisions to Section 7-11-6 (h) and Section 7-12-4

(a) Of the Zoning Ordinance

Applicant: City of Madison

Staff Report

Mr. Johnny Blizzard stated that this is a request to amend the Sign Regulations contained in Section 7-11-6 (h) and Section 7-12-4 (a) of the Zoning Ordinance as follows:

Section 7-11-6 (h) Interstate Sign Allowances

- Restrict to lots that physically adjoin the Interstate 565 right-of-way.
- Do not allow an electronic message center.
- Only allow in the rear yard, except where a side yard might physically adjoin the I-565 right-of-way

Section 7-12-4 (a) Temporary Signs at Residential Entrances

- Modify the heading to include Assisted Living, or similar, facilities

Mr. Blizzard stated the Sign Regulations were amended by the City Council on July 1, 1994 to include Highway Attractor Signs, which are now called Interstate Signs. He also explained that a comprehensive update of the Sign Regulations was adopted by the City Council on January 22, 2018. Mr. Blizzard stated that staff recommends approval.

Public Comments

None.

Commission Comments

Mr. Mike Potter asked staff to define electronic signs and whether there is a difference between scrolling signs vs static signs. Mrs. Mary Beth Broeren stated that both were considered electronic signs, but the Planning Commission was free to consider making a distinction in the amendment. She also stated that electronic signs are currently allowed in B-3 zoning districts with restrictions.

Mrs. McCollum stated that looking at electronic signs (whether static or scrolling) on the highway can be distracting to motorists.

Mr. Mike Potter stated that LED lighting technology has reduced light pollution and that electronic signs can be permitted as those in service stations, so long as they are not blinding to motorists.

Mrs. Mary Beth Broeren stated that the use of electronic messaging centers are the least important of the three recommended changes for interstate pole signs. She also stated that the Planning Commission is free to make recommendations in the motion on this issue.

Motion:

Mr. Potter motioned to approve Zoning Text Amendment to amend Section 7-11-6 (h), excluding the "Do not allow an electronic message center" provision and Section 7-12-4 (a) of the Zoning Ordinance (ZTA 2018-002) and forward to the City Council for adoption. Mr. Ryder seconded the motion.

Final Vote:

Chairman, Troy Wesson	-----
Cynthia McCollum	Aye
Steven Ryder	Aye
Cameron Grounds	-----
Stephen Brooks	Aye
Lewie Bates	Aye
Mike Potter	Aye
City Council Member Seifert	-----
Tim Cowles	-----

Motion Carried

Subdivisions

4. Madison Library at Hughes Road Subdivision (CP 2018-011)

Certified Plat to reconfigure 2 existing lots on 7.00 acres

Location: 544 Hughes Road and 142 Plaza Boulevard (North of Plaza Boulevard, West of Hughes Road)

Applicant: City of Madison

Property Owners: City of Madison and Tastyland, LLC

Staff Report

Mr. Johnny Blizzard stated that this is a request for a certified plat to reconfigure two existing lots on seven acres in the Hughes Road Subdivision. Mr. Blizzard explained that the City of Madison is acquiring approximately two acres located behind Lawlers Barbecue, which will be incorporated into the site of the new Madison Public Library for future parking. Mr. Blizzard

stated that Lawlers Barbecue will retain the 0.95 acres that is identified as Lot 2 on the proposed certified plat. Mr. Blizzard stated that the certified plat meets all applicable regulations and staff recommends approval.

Public Comments

None.

Commission Comments

None.

Motion:

Mr. Ryder motioned to approve certified plat for the Hughes Road Subdivision (CP2018-011). Mr. Bates seconded the motion.

Final Vote:

Chairman, Troy Wesson	-----
Cynthia McCollum	Aye
Steven Ryder	Aye
Cameron Grounds	-----
Stephen Brooks	Aye
Lewie Bates	Aye
Mike Potter	Aye
City Council Member Seifert	-----
Tim Cowles	-----

Motion Carried

Public Hearing Closed

Site Plans

5. SportsMed Madison (SP 2018-018)

Site Plan for 22,000 square foot medical office building

Location: 33 Hughes Road (North of Colonial Way, East of Hughes Road)

Applicant: Joe Still Building Company

Property Owner: Seven Cedars, LLC

Applicant Comments

None.

Staff Report

Mr. Johnny Blizzard stated that the proposed SportsMed facility will be the latest addition to a flourishing medical community that has developed along the south end of Hughes Road. Mr. Blizzard explained that the facility will be located within the Midtown Madison KDA, which recommends small office-oriented development along this segment of Hughes Road. He also

stated that the three story, 22,000 square foot sports medical facility fits in with other medical facilities along Hughes, such as Crestwood Imaging Center and The Surgery Center. Mr. Blizzard stated that the site plan is compliant with all applicable rules and regulations and that staff recommends approval with contingencies.

Public Comments

None.

Commission Comments

Mr. Mike Potter stated that he recused himself from discussions and voting relating to this project because his son-in-law works for SportsMed.

Motion:

Mrs. McCollum motioned to approve SportsMed Madison (SP 2018-018) with contingencies.

Planning Department

1. Sheet L-101/102: Concerning note at the bottom right corner. Any changes to the landscape plan regardless of whether it exceeds City regulations will require an ECO (Engineering Change Order)

Engineering Department

1. Provide digitals of site plan and drainage report summary showing that development meets City detention and MS4 requirements.
2. Provide approved ADEM permit.
3. HGL did not print on profile sheet.
4. Provide drainage easement with adjoining land owner.

Fire Department

1. Locate FDC and private hydrant to right side of entrance.

Mr. Bates seconded the motion.

Final Vote:

Chairman, Troy Wesson	-----
Cynthia McCollum	Aye
Steven Ryder	Aye
Cameron Grounds	-----
Stephen Brooks	Aye
Lewie Bates	Aye
Mike Potter	Abstain
City Council Member Seifert	-----
Tim Cowles	-----

Motion Carried

New Business

1. Draft R1-C Low Density Residential District standards – Introduction

Mr. Blizzard reported on new standards to be discussed for future adoption.

2. Moore's Creek, Phase 3 Certified Plat - Affidavit

Mr. Blizzard reported on the affidavit clarification of the actual easement dimension versus the stated dimension on the recorded plat.

Motion:

Mr. Potter motioned to approve the affidavit amending Moore's Creek, Phase 3. Mr. Ryder seconded the motion.

Final Vote:

Chairman, Troy Wesson	----
Cynthia McCollum	Aye
Steven Ryder	Aye
Cameron Grounds	----
Stephen Brooks	Aye
Lewie Bates	Aye
Mike Potter	Aye
City Council Member Seifert	----
Tim Cowles	----

Motion Carried

ADJOURNMENT

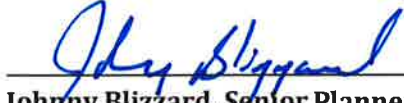
Mr. Brooks adjourned the meeting at 6:16 p.m.

Minutes Approved



Stephen Brooks, Vice-Chairman

ATTEST:



Johnny Blizzard, Senior Planner and Recording Secretary